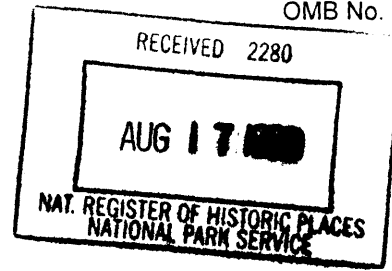


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hayden Rooming House

other names/site number Hayden Inn, 5RT1361

2. Location

street & number 295 S. Poplar Street [N/A] not for publication

city or town Hayden [N/A] vicinity

state Colorado code CO county Routt code 107 zip code 81639

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. ([] See continuation sheet for additional comments.)

Greggina Cortez State Historic Preservation Officer August 9, 1999
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] See continuation sheet.
- determined eligible for the
National Register
[] See continuation sheet.
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
[] See continuation sheet.

Edson H. Beall Signature of the Keeper 9/17/99 Date of Action

Hayden Rooming House

Routt County/Colorado

Name of Property

County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- [x] private
[] public-local
[] public-State
[] public-Federal

Category of Property

(Check only one box)

- [x] building(s)
[] district
[] site
[] structure
[] object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing Noncontributing

Table with 2 columns: Contributing, Noncontributing. Rows for buildings (1, 1), sites (0, 0), structures (0, 0), objects (0, 0), and Total (1, 1).

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

Ornamental Concrete Block Buildings in Colorado, 1900 to 1940

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Domestic/hotel

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th Century Revivals

Materials

(Enter categories from instructions)

foundation Concrete
walls Concrete
roof Metal
other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Ornamental Concrete Block Buildings in
Colorado, 1900 to 1940 – MPS
Hayden Rooming House
Routt County, Colorado

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DESCRIPTION

Constructed with ornamental concrete blocks in 1910, the 2-1/2 story Hayden Rooming House is located two blocks south of U.S. Highway 40 in the northwestern Colorado town of Hayden. The property is situated in the town's residential area and faces east onto Poplar Street, with Jackson Street located south of the property. There are several mature trees toward the rear of the building, and a low chain link fence runs across the front of the property. A concrete path leads from the fence gate to the porch steps. A vacant field is on the west, and a residence is on the lot to the north. A non-contributing wood frame garage/barn, constructed at an unknown date is located west of the building.

Overall, the building is in good condition and retains integrity in its location, design, use of materials, workmanship, feeling and association. It was recently listed in the Routt County Register of Historic Places. The unpainted ornamental concrete block is in excellent condition, and the building is capable of conveying its architectural significance as a good local example of ornamental concrete block construction as set forth in the Multiple Property Document Form, Ornamental Concrete Block Building in Colorado, 1900 to 1940.

The Hayden Rooming House has a central hipped roof, with four intersecting gables. The gabled ends are filled with decorative wood shingles. Metal standing seam roofing, installed at an unknown date, replaced what appears to have been wood shingles. A small "widow's walk" is located at the peak of the hip. The foundation is of plain concrete block, and the walls are of rock faced, ornamental concrete block. The blocks were made by the original owner in his concrete block plant which was located to the south.

The white painted wood framed windows on the first and second levels are 1/1 double hungs, while the gable ends have paired 1/1 double hungs. Concrete lintels and sills appear at all of the windows. First and second story windows have brick mold trim. The pediment windows have board trim with cap moldings. A cottage window appears along the south wall.

A large porch extends across the east facade. The porch has a solid concrete balustrade with panels. A half hipped, metal covered roof, supported by concrete Ionic columns, has a pediment over the steps with a sunburst in the tympanum. The glazed entry door is flanked by two cottage windows. The east facade is a three-bay configuration, with a gabled pediment at the roof above the eave. A concrete belt course with a decorative wreath design, a feature often used in ornamental concrete block construction, extends around the building.

On the west, a shallow projecting rear wing forms the "L" shape of the building. At the concrete foundation, are two bulkheads to the basement. There is a small one story wood frame addition that was added in the rear "L" at an unknown date. According to former owner Helen Moore, the addition existed in the 1950s. It has a metal shed roof with 1/1 wood framed windows on the north and west, and there is

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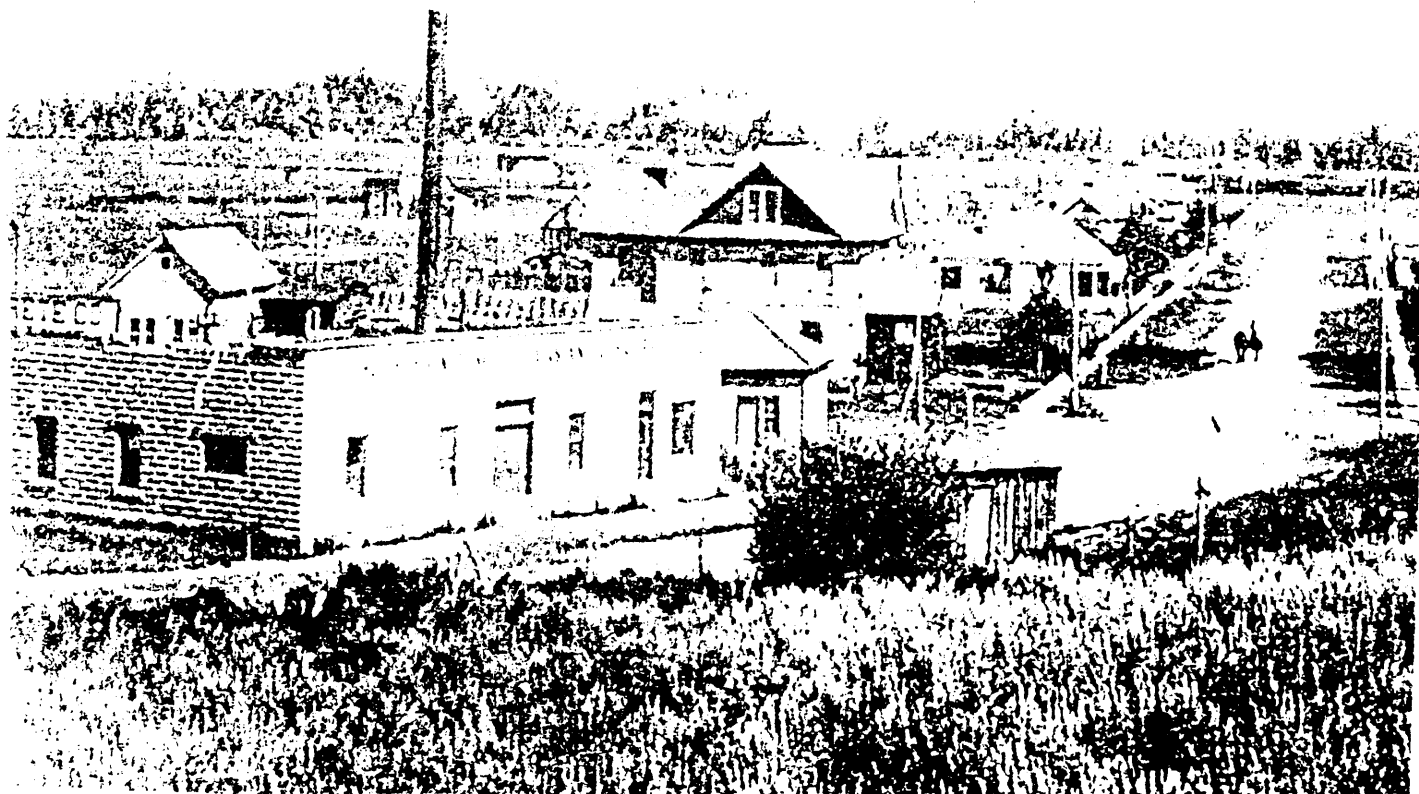
Ornamental Concrete Block Buildings in
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a paneled wood door with glazing on the west. A detached wood deck, wrapping the addition, was installed in 1998.

The interior has a central floor plan surrounding the pine staircase, which is offset at the second floor level. Recessed paneling appears on the second floor staircase. The fireplace, previously located on the kitchen wall, is missing. Fifteen rooms, used as rentals through 1963, remain on the second and third floors. Trim around and over the doors is crown molding typical of the era of construction. Originally lighted by carbide gas, electric lights replaced the gas sometime during the early teens or 1920s.

The non-contributing wood frame garage/barn located west of the building has a rectangular plan and a gabled roof that is covered with metal standing seam roofing material. A single metal overhead door is located on the south end. The building may have been constructed as early as 1910, but it has been altered and does not meet the ornamental concrete block criteria.



Circa 1915 – View North – With Concrete Block Plant

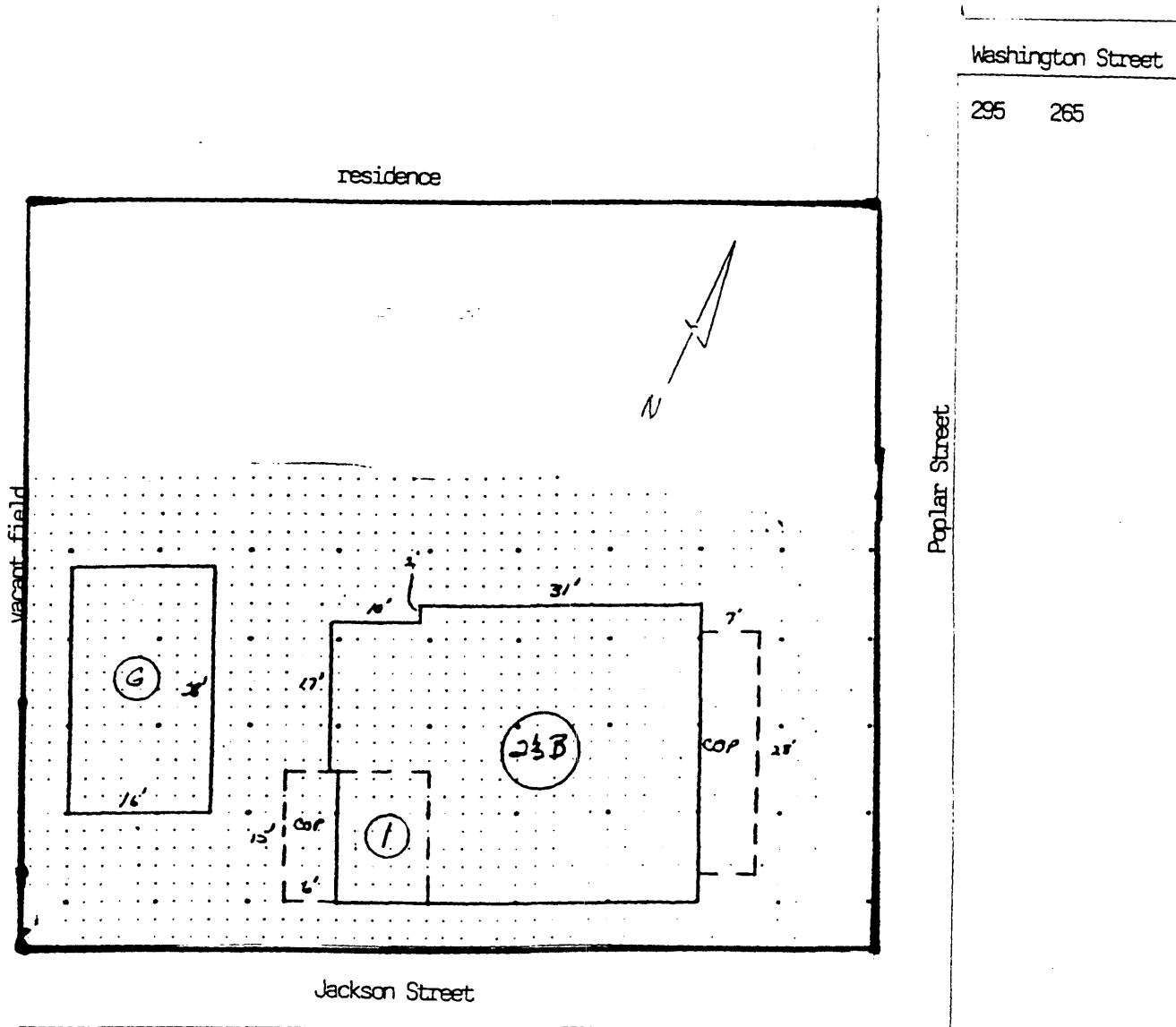
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Ornamental Concrete Block Buildings in
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SITE PLAN



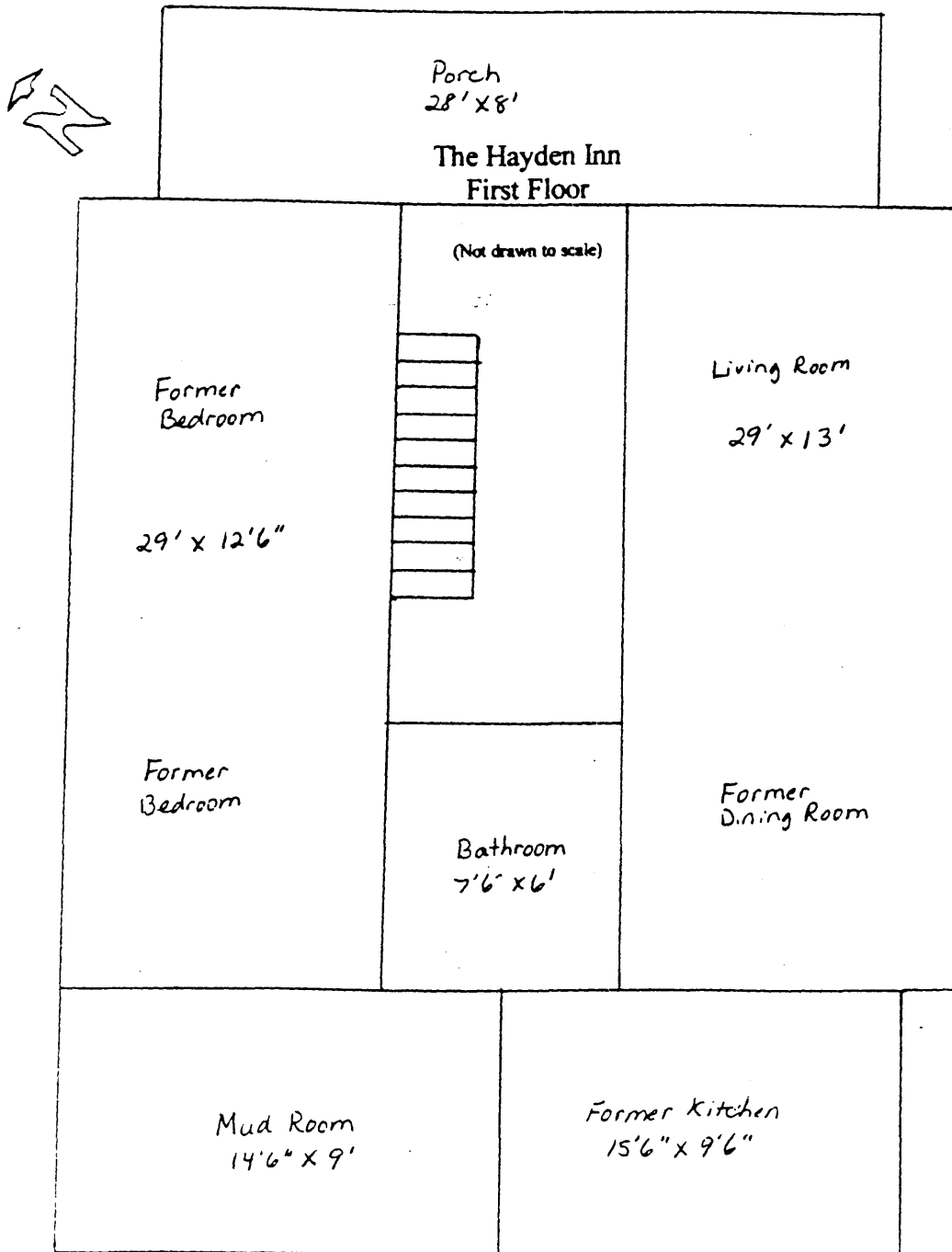
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1ST FLOOR PLAN



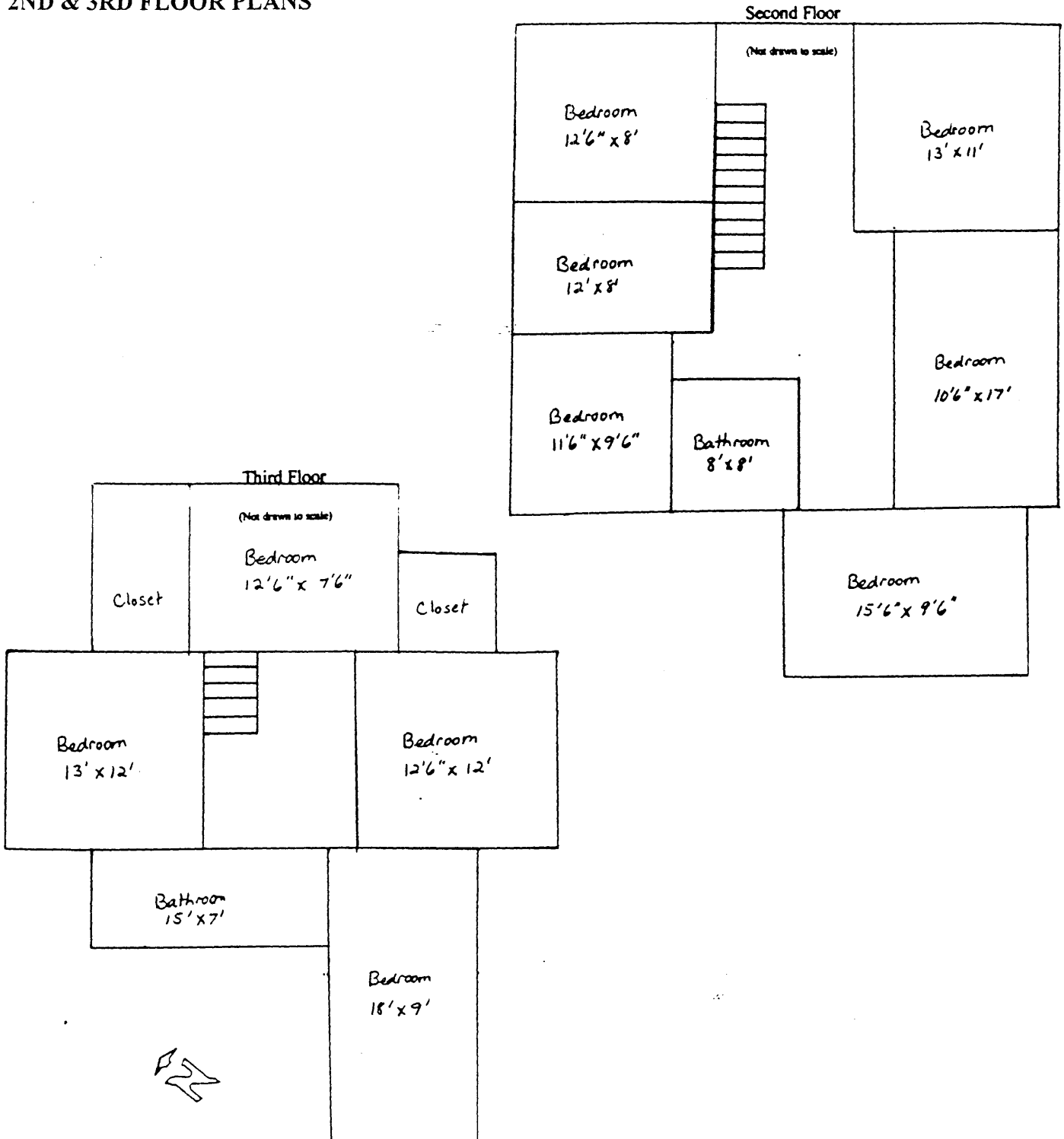
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2ND & 3RD FLOOR PLANS



Hayden Rooming House
Name of Property

Routt County/Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Periods of Significance

1910-1915

Significant Dates

1910

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Hofstetter, Peter J.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:
Colorado Historical Society

United States Department of the Interior
National Park Service

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SIGNIFICANCE

Located on the main thoroughfare to the Routt County Fairgrounds, the highly visible Hayden Rooming House is eligible for the National Register of Historic Places under Criterion A in the area of Commerce for its association with early commercial development in Hayden. Constructed as a rooming house, it is also eligible under Criterion C for its architectural significance as a well-preserved example of ornamental concrete block construction. The building meets the registration requirements of the Ornamental Concrete Block Residential Property Type as set forth in the Multiple Property Document Form, *Ornamental Concrete Block Buildings in Colorado, 1900 to 1940*.

Criterion A - Commerce

Settled by Major James B. Thompson in 1876, Hayden, is located approximately half way between Craig and Steamboat Springs, in the northwest corner of Colorado. The town became a center for coal miners, homesteaders, and nearby ranchers who raised cattle, sheep, wheat, hay, and potatoes. Streets were laid out in 1894, and the town incorporated in 1906. Hayden's population at the time the Hayden Rooming House was constructed stood at approximately 700. Once the railroad arrived in 1913, Hayden became a shipping hub for the immediate area.

During the late 1800s, two buildings functioned as hotels serving the town's visitors. There is little documentation related to these buildings. Apparently, the Central was the first. The second was the Oxford, built in the late 1800s. The Oxford was eventually purchased by the local Odd Fellows organization for their use. The third commercial boarding facility, the 1910 Hayden Rooming House, catered to locals as well as out-of-towners. It is the only one of the three buildings still standing and retains a high degree of integrity. In spite of its current use as a private residence, it is well able to convey its historic importance.

The building was owned and operated by the Hofstetter family as the Hayden Rooming House from 1910 to 1915. Mrs. Hofstetter and daughter Zella began serving the public during the summer of 1910. The Inn contained 15 rooms which were rented out on a nightly or monthly basis. Mrs. Hofstetter and Zella prepared meals and attended to the upkeep of the establishment. When new teachers came to town, they stayed at the Hayden Rooming House until accommodations were ready for them at the schools. Coal miners and cowboys rented rooms on a weekly or monthly basis, and visitors from the railroad depot found it a convenient place to stay. The property was sold to Mr. and Mrs. John C. Kitchens in 1915 after Mrs. Hofstetter's health made it impossible for her to continue the operation.

Criterion C - Architecture

The Hayden Rooming House reflects an interesting use of ornamental concrete block in the construction of a commercial facility that appeared house-like in form. The town of Hayden has been identified as

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being a “community with block manufacturers for one or more years.” (Heckendorn 1996) Ornamental concrete block construction became popular in the late 19th and early 20th centuries as an attractive alternative to brick and wood. Considered an early “do-it-yourself” type of construction, concrete block machines could be purchased to produce the blocks, and Sears catalogues provided step-by-step instructions with attractive drawings of example buildings. Ornamental concrete block buildings were long-lasting, sturdy structures requiring little maintenance.

When the large two and one half story Hayden Rooming House was constructed in 1910, the Hayden Concrete Gas & Electric Co. building was located just to the southwest. The company served a multitude of purposes for the community, including making the concrete blocks used in the construction of the inn and in the five or less single family residences built during the same period. The company’s facility, which was a one story flat roofed ornamental concrete block building, was demolished at an unknown date.

Other remaining local examples of the type have all been altered to some degree, and they are less complex in design and much smaller than the Hayden Rooming House. In the case of the Hayden Rooming House, the ornamental concrete block is in excellent condition and remains unpainted. In addition, the decorative belt course, concrete porch columns, and paneled balustrade lend an air of Colonial Revival detailing that illustrates the use of concrete architectural elements in the ornamentation of what typically were simple, straightforward buildings.

Historical Background

Arriving in Hayden from Dalton, Ohio in 1909, Peter J. Hofstetter obtained two lots from Ephus Donelson. A concrete block plant was located immediately to the southwest of the lots. Owners of the Hayden Concrete Co. asked Hofstetter and his son to join in the concrete business. When the business did not prove profitable in Hayden, the company expanded the plant to provide electricity to the town, and it became the Hayden Concrete, Gas and Electric Company. During World War I, the Hofstetters purchased the plant and installed a flour mill. Hofstetter continued to manage the plant until Colorado Utilities purchased it in 1928.

The plant provided the source for the blocks used to construct the Hayden Rooming House. It is not known which, if any, of the decorative concrete elements were produced at the plant. Two small single family ornamental concrete block residences, reportedly built for members of the Hofstetter family, are located on Washington Street, northeast of the nominated property.

Hofstetter hired carpenter Art Gumprecht who created plans for the Hayden Rooming House and stone mason Tom Prevo, who served as the contractor. Along with his son Melvin, Hofstetter assisted Gumprecht and Prevo with the construction. The building became a familiar feature of Hayden and

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Routt County and continued to contribute to the economic and historic heritage of Hayden through the years with several different owners. In the 1920s and 1930s, Jane Gilmore prepared “family style” meals sometimes serving over 100 people on Sundays. In 1963, when then owner Edward Lasnik sold the inn, it closed to the public. Since then, it has been used as a private residence.

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BIBLIOGRAPHY

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- Heckendorn, Dale. *Ornamental Concrete Block Buildings in Colorado, 1900-1940*. Multiple Property Documentation Form. Denver: Colorado Historical Society, April 4, 1996.
- Holderness, Pat, ed. *History of Hayden & West Routt County 1876-1989*. Dallas, TX: Curtis Media Corporation, 1970.
- Holderness, Pat. Interview of April 25, 1999, by Marty Alexandroff.
- Landon, Sibyl Hofstetter. Letter of March 19, 1999, to Bain and Christine White.
- Moore, Helen. Interview of April 26, 1999, by Bain and Christine White
- Pearce, Sarah J. and Merrill A. Wilson. *A Guide to Colorado Architecture*. Denver, Colorado: The State Historical Society of Colorado, 1983.
- Routt County Republican*. Advertisements. July 7, 1911; September 1, 1916.
- Winter & Company. *Historic Context of Routt County*. Boulder, CO, January, 1994.

Hayden Rooming House

Routt County/Colorado

Name of Property

County/State

10. Geographical Data

Acreeage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 308580 4484630
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Marty Alexandroff (Edited by S. Doggett)

organization n/a date 05/12/1999

street & number 7755 E. Quincy Ave. A6-208 telephone 303-713-1067

city or town Denver state CO zip code 80237

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Arthur B., Jr. & Christine D. White

street & number P.O. Box 903 telephone _____

city or town Hayden state CO zip code 81639

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

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Ornamental Concrete Block Buildings in
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GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 8 and 9, Block 6 of the Donelson 2nd Addition in Hayden, Colorado.

Boundary Justification

The boundary includes the parcel of land historically associated with the property.

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Photograph Log

The following information pertains to photographs number 1-6.

Name of Property: Hayden Rooming House
Location of Property: 295 S. Poplar Street, Hayden CO 81639
Date: April 17, 1999
Photographer: Ken Proper
Location of Negatives: Proper Exposure, P.O. Box 771377, Steamboat Springs, CO 80477

<u>No.</u>	<u>Description</u>
1	East facade, view west
2	West side, view east
3	South side, view north
4	North side, view south
5	South side, view north, non-contributing garage/barn
6	West side, view east, non-contributing garage/barn

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USGS MAP
Hayden, CO

